



Co7-13-10 Individual Request (IR) and Staff-initiated (ST) Land Use Map or Policy Changes Rev. April 10, 2015

Ref. #	Planning Area	Dist	Type	Location	Request	Staff Recomm	P&Z Recomm	Additional considerations	Acres	Applicant's Reasons	Staff Notes	Owner / Applicant	Parcels	CLS
IR-07	Catalina Foothills	3	IR	SE corner of River Rd & Oracle Rd	MHIU and RT to MFC	New MU Multiple Use designation New RP-138	Same as Staff	New Rezoning Policy <b>RP-138</b> advocates for a mixed-use approach and creating a plan for relocation of residents	42.3	Consistent with surrounding commercial development; COT general plan designated activity center; significant roadway & other existing infrastructure	Friendly Village Mobile Home Park re-development (changes not anticipated in near future)	Friendly Village of the Catalinas LLC / WLB Group	105-03-035G	Outside
IR-15	Catalina Foothills	4	IR	S. side of Tanque Verde Rd east of Houghton Rd; immediately east of Agua Caliente Wash	RT to NAC	LIU-0.3 (Recoded from RT)	Same as Staff	Inappropriate location for commercial use; isolated commercial use on busy two-lane roadway; single CR-1 lot surrounded by SR uses; in Agua Caliente Wash floodplain.	0.81	Neighborhood bakery on one-acre residential lot.	Next to Agua Caliente Wash and residential treatment center (Epidarious)	Vitulli, Vito / WLB Group	133-02-041C	Biological Core Management Area and Important Riparian Area

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IR-21	Catalina Foothills	1	IR	N side of Orange Grove west of Oracle Road immed. E. of Pomelo Rd; Dixon Acres Lots 3, 4, 6, 7, 8, 10, 11. (Lot 11 is 2 parcels).	To remain MIU. Compromise with staff - MIU to MIU south of Schuman St, MIU to LIU-1.2 north of Schuman St	MIU south of Schuman St, LIU-1.2 north of Schuman St.	All MIU	Staff recomm. to exclude lots north of Schuman follows form of mfg. home park, with CR-1 lots facing Los Altos Rd. Applicant consents to changing area north of Schuman St. to LIU-1.2.	8	Redev of older residential area (Applicant owns 8 of 12 lots in Dixon Acres) west of older mfg. home park on Orange Grove Rd. Four lots have other ownership & are not part of applicant's request.	Was MIU since 1992 plan - staff recommend LIU-1.2 on Pima Propers Draft 2. Property owner used this draft to base request.	Dixon-WN LLC / Diane Nefson (request) - plus Banfield, Parker, Blue, Hughes	102-07-030A, 102-07-031B, 107-07-034B, 102-07-035B, 102-07-0380, 102-07-0390, 102-07-037B, 102-07-033B, plus 102-07-036A, 102-07-032C, 102-07-029B, 102-07-028B	Outside
ST-14	Central	4	Staff	Either side of Old Vail Road 'between the tracks' NW of Colossal Cave Rd / Vail townsite	LIR to I	Industrial (I)	Same as Staff	Encourage non-residential development between main UPRR railroad tracks; completes planned industrial in this area, begun with several prior Plan amendments. One home and a possible contractor's yard in the area.	120		Anticipate smaller industrial uses. Area to east is new industrial plat, to west is planned MA Military Airport.	Pima Co; Dos Perros Dev; Forrey; Tricket; Chatham; Pabst Family, Weisman, Seader and Craig, Sinclair, Tricket, Koori.	305-07-003F, 305-08-002H, 305-08-002D, 305-08-002E, 305-08-004C, 305-09-011C, 305-07-003E, 305-08-002L, 305-08-003A, 305-08-002J, 305-08-004B	Outside

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ST-12	Rincon Valley	4	Staff	Either side Los Reales Rd alignment west of Old Spanish Trail and east of Rocking K Estates III and IV	LIU-1.2 to LIU-3.0	<b>CLOSED - WITHDRAWN</b>			17			Fidelity Nat'l Title TR 60380 Rocking K Holdings	205-95-0150, 205-95-0160	Multiple Use Management area
ST-13	Rincon Valley	4	Staff	N of Voyager Rd alignment; W of Old Spanish Trail; N of Garrigan's Gulch neighborhood; E of Pantano Wash	RT, LIU-0.3, LIU-0.5 to MIU	West part MLIU and LIU-0.3; East part MIU to MLIU	Same as Staff	Compliments adjacent Rocking K Specific Plan and adopted block plat.	220 ac - W. part as noticed		Eastern MIU part recomm. for MLIU (down, no notice). West part RT, LIU-0.3, LIU-0.5 to MLIU except new recomm. at 4/9/2015 P&Z that 80-acre TDR sending area at SW corner becomes LIU-0.3.	Fidelity Nat'l Title TR 60380 Rocking K Holdings	205-95-0130, 205-95-0140 (part)	Multiple Use Management Area
ST-15	Rincon Valley	4	Staff	Mostly west of Colossal Cave Rd and south of RR Tracks in Vail.	LIR and sm area MIR e. of Colossal Cave Rd to MIU	MIU	Same as Staff	Consistent with trends in the area; large enough to mix uses	143 plus 15-acre school site		State land. Long planning horizon.	State of Arizona; Vail School Dist	305-13-007C, 305-13-007B	Outside

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IR-04	Southeast	2	IR	East side of S. Old Nogales Hwy near Lumber St. 11550 S Nogales hy	MIR to MFC for one house	Remains MIR, new RP-141	Same as Staff	New Rezoning Policy <b>RP-141</b> allows rezoning for one home on undersized GR-1-zoned lot in existing Medium Intensity Rural (MIR).	0.5	Inherited undersized GR-1 lot, adjacent property owners will not sell acreage; wants one residence	MFC was inappropriate plan category, applicant did not want commercial or higher-intensity uses; undersized GR-1 lot, may have access issues as well.	Daniel Partida	303-15-009A	Outside
ST-19	Southeast	2	Staff	East of Town of Sahuarita, north and south of Sahuarita Road	LIU-0.3 and RT to PDC	PDC, MIR, new S-36	Same as Staff	PDC desig on LIU-0.3 Arizona State Trust lands exc. (2) 20-acre parcels remain MIR in GR-1-zoned neighborhood. Town of Sahuarita future annexation area. New Special Area S-36 governs future master-planning.	15,000		State Land - long planning horizon. May develop in Town of Sahuarita rather than in unincorporated Pima County.	State of Arizona	Multiple Sections	Outside, IRA

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ST-20	Southeast	2	Staff	South of Interstate-10 and west of Wilmot Rd	I to HIU	HIU	HIU - with new Rezoning Policy to buffer existing residential uses	Removes Industrial planned land use from primarily resid area; substantially increases intensity near freeway; New rezoning policy RP-143 (shared with ST-21) recommended by P&Z on 4/8/2015 requires buffering existing residential uses.	100		SE Area at I-10 interchange	State of Arizona	140-45-0350	Out
IR-03	Southeast	4	IR	SE corner E. Andrada Road & S. Wilmot Road	LIU-0.3 to LIU-3.0	LIU-3.0	Same as Staff	Generally consistent with plan amendments & future uses in the area.	231	Adjacent to a future major transportation corridor & subject to S-18 (Lee Moore Wash Study) which will guide open space in project.	Staff adjusted boundary, included several additional lots on south side of Andrada Rd.	Andrada Wilmot 180 LLC, plus Papini, Leyva, Davison, Relitz, Standifer-White Invest. and Macias	305-23-018B, 305-23-027B, 305-23-018A, <b>plus</b> 305-23-0250, 305-23-0240, 305-23-0230, 305-23-022B, 305-23-0210, 305-23-0200, 305-23-0190, 305-23-022A	Small area of Important Riparian Area SW corner of property at Wilmot Rd

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IR-23	Southeast	4	IR	S. Wilmot Rd south of Old Vail Connection	Policy-only request: Delete Rezoning Policies for Verano Specific Plan	Policy to remain, with edits	Same as Staff	Reorganized and added comments to Verano Rezoning Policies (RP) in plan policy document to clarify advisory role of policies in future modifications of Specific Plan.		Delete policy language for Rezoning Policies RP-58, RP-59, RP-60 and RP-128 governing Verano Specific Plan. Policies are implemented with adoption of Specific Plan.		S. Wilmot Land Investors / Diamond Ventures		
ST-16	Southeast	4	Staff	NE Corner S Houghton Rd and E. Sahuarita Rd / Corona de Tucson	MIR to CAC	CAC	Same as Staff	Major intersection; extends CAC to wrap around existing Amer Legion Post	18		State land. Long planning horizon; Recommended by participants at local public meetings	State of Arizona; American Legion Post 109	305-22-052B, 305-22-052A (part)	Mostly Biological Core Management Area, some Outside fronting Sahuarita Rd.
ST-17	Southeast	4	Staff	N side Vista Monte E of S. Houghton Rd / Corona de Tucson	MIU to NAC	NAC	Same as Staff	Small commercial extension to existing CAC	5.5		Expands possible uses to commercial; recommended by participants at local public meetings - subsequently most of property sold to church 12/2014	Santa Rita Community Church 1; Charles Bird	305-28-0300, 305-28-0290	Outside

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ST-21	Southeast	4	Staff	South of I-10 and west of S. Kolb Rd	MHIU to MFC	MFC	MFC with new Rezoning Policy	Freeway and neighborhood services / mixed use potential - new RP-143 (shared with ST-20) requires buffering existing residential uses.	297		SE Area at I-10 interchange	City of Tucson, mostly State of Arizona	141-25-001B 141-25-001A (portion)	Out
IR-12	Southwest	3	IR	SW corner of Los Reales Rd & Victor Dr., east of Vahalla Rd	LIR to LIU-1.2	Remains LIR	MIR	Infrastructure and floodplain issues in this area are complex; Regional Flood Control District had no objection at P&Z hearing.	4.3	Rezone to CR-1 to split into 3 parcels. Will connect to sewer. Denser surrounding development.	Lot-by-lot approval might imply neighborhood could support higher density. Staff withdrew objections at 4/8/2015 P&Z hearing.	Cesar Solano	210-41-009A	Outside
IR-13	Southwest	3	IR	1.5 miles south of Valencia, east of Vahalla Rd at 7700 W. Yedra Rd.	LIR to MIR	Remains LIR	MIR	Infrastructure and floodplain issues in this area are complex; Regional Flood Control District had no objection at P&Z hearing.	4.8	Split property for additional unit(s)	Lot-by-lot approval might imply neighborhood could support higher density. Staff withdrew objections at 4/8/2015 P&Z hearing.	Joel Dado / Simeon Escarzaga	210-41-0340	Outside
IR-14	Southwest	3	IR	North side of Ajo Hwy, west of Kinney Road	LIU-3.0 to MIU (as amended)	MIU with new RP-140	Same as Staff	New Rezoning Policy (RP-140) limits MIU to office-type uses with design guidelines proposed by applicant.	5	Commercial project on 3 lots. One access point to Ajo Way, which is being widened.	Original request for commercial amended to MIU-office. 4/8/2015 P&Z recomm. MIU and to amend proposed RP-140 language to add item 'F' regarding landscaping.	Ramirez Revocable Trust; Ramirez, Eric M and Tracey M; and State of Arizona - Thomas Parsons	212-48-042B 212-48-043B 212-48-045E	Outside

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IR-19	Southwest	3	IR	SW Corner Kinney Road and Tucson Estates Parkway. Immed W of Tucson Estates.	RT to NAC	Remains RT (Recoded to RS)	Same as Staff	Recommend full annual plan amendment process with participation by stakeholders and reviewing departments.	4.9	Assisted Living Center needed in area	Residential lot in SR subdivision	Birenbaum Marianne et al. / John Blumentritt	212-29-016A	Outside
ST-01	Southwest	3	Staff	N. and S. side of Ajo Highway east of Sasabe Highway (Three Points).	MIR to RX	RX	Same as Staff	Increase area of Rural Activity Center planned land use on privately-owned property - and include County facilities	38.6		Include Robles community center and health clinic with private parcels.	Pima County, Georgelos TR,Cruz, Sellner, United Community Health Center	208-64-013B, 208-64-013D, 208-64-0100, 208-64-011A, 208-64-011B, 208-64-0360, 208-65-0070, 208-65-004C	Multiple Use Management Area
ST-02	Southwest	3	Staff	N side Valencia Road east of Ajo highway intersection.	RT to MIU	MIU	Same as Staff	Formerly identified as future county park site; increase intensity along major roadway; transit potential in Ryan Airfield employment center area	82		Federal land - long planning horizon	United States of America	210-14-0030 (portion)	Outside, small areas of Important Riparian Areas on washes

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ST-03	Southwest	3	Staff	S. side of Ajo Highway west of S. Vahalla Rd.	LIU-3.0 to MIU	MIU	Same as Staff	Increase intensity and diversity of uses on major roadway	45		Arizona State Trust Land - long planning horizon	State of Arizona	210-15-010B (portion)	Small areas of Important Rilarian Area on southern portion of property
ST-04	Southwest	3	Staff	S. side of Ajo Highfhway at San Joaquin Road	RT to MIU	MIU	Same as Staff	Increase intensity and diversity of uses on major roadway	44.3		Arizona State Trust Land - long planning horizon	State of Arizona	Portion of 210-11-049B	Outside
ST-05	Southwest	3	Staff	S. side Ajo Highway at W. Irvington Rd.	MIU to NAC	NAC	Same as Staff	Recognize CB-1 zoning and existing convenience store use	1.8		NOT NOTICED - Hard-zoned CB-1 example of technical correction - originally identified as 'potential change area'	ARCP WS Portfolio LLC	212-45-113A	Outside
ST-06	Southwest	3	Staff	S side W. Valencia Rd. at S. Camino Verde, N. of Pascua Yaqui Tribe and Starr Valley	LIU-0.3 and RT to MIU	MIU and LIU-0.3	Same as Staff	Increase intensity and diversity of uses on major roadway	433		On major E-W corridor; LIU-0.3 on main Black Wash floodway added per amended staff report (RFCD recommendation)at 4/8/2015 P&Z hearing.	State of Arizona	210-30-008A, portion of 210-31-0120	Outside and IRA

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IR-01	Tortolita	1	IR	Dead-end of W. Rudasill Road east of N. La Cholla Blvd.	LIU-1.2 to MIU	Remains LIU-1.2	Same as Staff	Recommend annual plan amendment process for more inclusive analysis and stakeholder participation	3	Medical offices in area of similar uses	2 lots split off of 2 CR-1 subdivision lots	Eric Clark	102-14-081C, 102-14-080B	Outside
IR-06	Tortolita	1	IR	West & east sides of N. Shannon Rd, north of W. Overton Rd	LIU-0.3 to MIU	LIU-1.2 west of Shannon Rd; LIU-3.0 east of Shannon Rd	LIU-0.3	Staff recommendation is consistent with development in area	93	Surrounding area is MHIU, MIU & LIU 0.3; close to existing infrastructure, can provide quality & diverse housing w/ protected natural area. Mapped as 'Potential Change' on Draft 1.		Arizona Pistachio Nursery LLC, Lin & Lin, Hayashi, Tucson Linda Vista 20 LTD / WLB Group	225-02-002E, 225-02-001B, 225-04-015K, 225-04-014F, 225-04-014G	Multiple Use, Special Species Management Area, Important Riparian Area
IR-08	Tortolita	1	IR	Southeast of W. Linda Vista & N. Thornydale Rd north of Freer Rd Alignment. Access is from Brira Rose Lane.	LIU-0.3 and RT to MIU	New MLIU designation	Same as Staff	<b>No notice</b> - BOS approved concurrent CPA for MIU (Co7-14-01); adjusted to MLIU based on applicant's request and draft land use legend	9.71	9-acre infill site surrounded by single-family residential development similar to that proposed		PRF 3 LLC - Michael Marks	225-02-004Q, 225-02-004P, 225-02-004V	Multiple Use, Important Riparian Area, Special Species Management Area

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IR-09	Tortolita	1	IR	SW corner of W. Cortaro Farms Rd & N. Camino de Oeste alignment	LIU-0.3 to NAC	New MLIU designation	LIU-0.3	Enough planned/zoned commercial in general area in unincorporated County and Town of Marana - MLIU consistent with resid dev in area.	37	Major arterial, infill site, proximity to I-10, surrounded by residential, good opportunity to provide commercial svcs & mix of alternative housing, provide jobs & taxes, no regulated riparian area but wash which will be left natural. Shown as 'Potential change' area on Draft 1 map.		Tricar Investments Inc. / Dick Johnson	221-16-029B	Multiple Use Management Area and Important Riparian Area
IR-10	Tortolita	1	IR	Between N. Thornydale Rd & N. Shannon Rd, on south side of W. Sumter Dr.	LIU-0.3 and RT to MIU	MIU (west) and LIU-3.0 (east)	LIU-0.3	Higher intensity fronting Thornydale Rd, potential future transit corridor. Boundary between designations is a wash.	80	Infrastructure & utilities near property, Thornydale Rd frontage on major street		Wong Family Limited Partnership / Daniel Wong	224-44-0710, 224-44-060A	Multiple Use, Important Riparian Area, Special Species Management Area
IR-11	Tortolita	1	IR	SE Corner Overton Rd & Thornydale Rd.	LIU-0.3 and RT to NAC	MIU with new Rezoning Policy (RP-139)	LIU-0.3	New Rezoning Policy (RP-139) on north part of property to allow non-profit retail use in MIU per request	20	Infrastructure & utilities near property, Thornydale Rd major street		Wong Family Limited Partnership - Daniel Wong	225-02-027J, 225-02-027F	Multiple Use, Special Species Management Area, Important Riparian Area

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IR-18	Tortolita	1	IR	NE corner N. Thornydale Rd and W. Sumter Dr	LIU-0.3 and RT to MIU	MIU	<b>LIU-0.3</b>	Between North Ranch medium density neighborhood to north and recommended MIU to south (see IR-10); fronts Thornydale Rd.	18.5	Redevelop two SR-zoned lots fronting Thornydale Rd. no specific use proposed		Wilford, Earl and Lois Family Living Trust and Bellmeyer, Wayne M Revoc. Living Trust / Wayne Bellmeyer and Earl Wilford	224-44-0570, 224-44-058A	Multiple Use, Special Species Management Area and Important Riparian Area
IR-22	Tortolita	1	IR	W side of N. La Cholla Blvd north of Ina Road, across from Foothills Mall	Policy-only request: Restore Rezoning Policy RP-14 - Staff recom-mends deletion	<b>Policy RP-14 recommended for deletion in Public Hearing Draft</b>	<b>Same as Staff</b>	Policy not restored; future re-development of property governed by conditions of rezoning. RP-14 was fully implemented by current development.		Restore Rezoning Policy RP-14 which was recommended for deletion in Draft 2 to ensure long-tern protection of rezoned and fully developed medical park property.	Property fully developed / zoned as medical office complex. S-20 was the identifier for this policy prior to 2001 Plan Update; it was re-numbered RP-14 at that time.	La Cholla Corporate Center et al. / La Canada Magee Neighborhood Association	Multiple	Outside
ST-07	Tortolita	1	Staff	E. Side of Interstate-10 and frontage road S. of Pima Farms Road	LIU-0.3 to MFC	MFC	<b>Same as Staff</b>	Appropriate for non-resid use	49		Freeway frontage, challenging access, railroad and high-voltage electrical transmission lines adjacent.	Twarog Family Trust; Good News Radio Broad-casting	221-36-0070, 221-36-011A	Outside

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ST-08	Tortolita	1	Staff	S side of W. Cortaro Farms Rd at N. Camino de Oeste alignment	LIU-0.3 to MIU	MIU	LIU-0.3	Inholding parcel - excluded remnant from prior plan amendment (Co7-08-08) for office uses to east	5.6		Immed east of IR-08.	Horizon Church Inc	225-33-059M	Multiple Use and Special Species Management Area
ST-09	Tortolita	1	Staff	E side of N. Thornydale Rd., S of W. Lambert Ln.	LIU-0.3 to LIU-1.2	LIU-1.2	LIU-0.3	Promote rezoning and more complete site design at one step-up in density from exist SR zoning - implement CLS.	153			Hawks Land; Lee; City of Tucson	224-44-0520, 224-44-0510, 224-44-053A, 224-44-054A, 224-44-0500	Multiple Use Management Area and Important Riparian Area
ST-10	Tortolita	1	Staff	E side of N Thornydale Rd., N of Cortaro Farms Rd	LIU-0.3 to MIU	MIU	LIU-0.3	Options for resid or office uses on major transportation corridor	10			Bach, Comercial Land Investors III	225-29-011A, 225-29-014A	Multiple Use Management Areas and Special Species Management Area
ST-11	Tortolita	1	Staff	N side W. Cortaro Farms Rd east of N. Thornydale	LIU-0.3 to CAC	CAC	Same as Staff	Easterly extension of CB-1-zoned CAC to west; On recently-improved Cortaro Farms Rd; exist Conditional Use is veterinary office	3.5			LL & KE Enterprises	225-29-016J	Multiple Use Management Area and Special Species Management Area

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ST-18	Tortolita	1	Staff	W of Oracle Road, N of Town of Oro Valley and east of Tortolita Mountain Park	LIU-0.3, RT	LIU-0.3, NAC, MIU, RS	Same as Staff	Town of Oro Valley, Arizona State Land future master-planning area	7,925		Pima County, Oro Valley, Arizona State Land master planning area - 300' notice areas for up-planning areas (MIU, NAC) on site (not noticed).	State of Arizona	Multiple Sections	Multiple Use Management Areas and Important Riparian Areas
IR-05	Tucson Mountains	1	IR	West of Silverbell Rd, north side of Camino del Cerro.	LIU-0.3 to LIU-1.2	LIU-1.2 and LIU-0.3	Same as Staff	Configured with LIU-0.3 area on N and W parts of property to buffer existing SR-zoned large-lot residential uses	30.99	Transitional property - planned land use is LIU 1.2 to east and south, LIU-0.3 north and west.		Del Cerro 33 LLC / WLB Group	101-21-037A	Small area of Important Riparian Area
IR-20	Tucson Mountains	3	IR	NW Corner Silverbell Rd/Sweet-water Dr.	LIU-0.3 to LIU-1.2	LIU-1.2 with new RP-142	Same as Staff	New Rezoning Policy (RP-142) to require cluster-type approach to development of property and conservation of natural resources.	17.7	CR-1 cluster on Silverbell Rd.	Promotes rezoning and more comprehensive site design.	Rottura / Deborah Hecht	103-04-003C	Outside
IR-02			IR		<b>CLOSED</b> Incomplete application									
IR-16			IR		<b>CLOSED</b> - Withdrawn by applicant									

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IR-17			IR		CLOSED - Withdrawn by applicant									